

****CURRENT PROJECTS UNDER CONSTRUCTION**

RESIDENTIAL PROJECTS

TWELVE BRIDGES AREA A

4,335-Unit Planned Development on 2,989 Acres

Project has various entitlements including, certified EIR, Specific Plan, General Development Plan, Large and Small Lot Tentative Maps, and a Development Agreement with the City. The following home builders have homes under construction:

- Elliott Homes, Village 9 – Units 1, 3, & 4 229 Lots, elliotthomes.com, (916) 408-4100
- Carson Homes, Village 9 – Unit 1 area – 19 Lots, carsonhomes.us/twelve-bridges, (916) 572-6398
- Standard Pacific Homes, Village 12 - 38 Lots, calatlantichomes.com, (916) 543-5910
- Premier United Communities, Village 19 – 24 Lots, premierunited.com, (916) 543-3400
- Catta Verdera @ Twelve Bridges – Five hundred and ninety-five (595) lots for development of low-density, estate residential development. Private community with custom single-family home lots on 1019 acres includes a golf course, clubhouse, and private athletic club. Villages 13, 14, 15, 16, 17, (184 Lots, 85 building permits issued for construction).

SORRENTO

472-Unit Planned Development on 156 Acres

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Large and Small Lot Tentative Subdivision Map, and Specific Development Plan/Development Permit. The project is bordered by the Lincoln Crossing Development to the north, south and east with Moore Road to the west. One homebuilder has received Design Review approval for development of homes within Village 1, located along Ferrari Ranch Road:

City Hall
600 Sixth Street
Lincoln, CA 95648
(916) 434-2400
www.ci.lincoln.ca.us

- Meritage Homes, 165 lots, *meritagehomes.com*, (866) 675-9383

LAKESIDE 6

706-Unit Planned Development on 105 Acres

The project has various entitlements including a Mitigated Negative Declaration, General Plan Amendment, General Development Plan Amendment, re-zone of the land from Limited Light Industrial (LLI) to Residential (RD-5 and RD-20), and Tentative Subdivision mapping. One homebuilder has received Design Review approval for development of homes:

- JMC Homes, *jmchomes.com*, (916) 408-7170

CLOVER MEADOWS

Planned Development of 29 Residential Units on 3.1 acres

The City has approved an application for various entitlements including General Plan Amendment, Specific Development Plan/Development Permit, General Development Plan/Amendment, and a Tentative Subdivision Map for a 29-lot subdivision along East Avenue between E. Eighth Street and E. Ninth Street. The project is under construction.

SUMMERSET ASSISTED LIVING AND MEMORY CARE FACILITY

142,494 square foot Assisted Living and Memory Care facility

The project is proposed to be constructed on 2.76 acres between Second and Third Streets, along E Street. The project is proposed to have 115 assisted living units and 72 memory care units. The project is under construction.

COMMERCIAL & INDUSTRIAL PROJECTS

IN AND OUT BURGER

3,867 Square Foot Drive-Thru Restaurant on 1.34 Acres

Application for Conditional Use Permit and a Specific Development Plan. Located in the Lincoln Crossing Marketplace, at 850 Groveland Lane.

****PROJECTS WITH ENTITLEMENTS – NOT CURRENTLY
UNDER CONSTRUCTION****

RESIDENTIAL PROJECTS

SENIOR LIVING AT LINCOLN

162,680 square foot Assisted Living and Memory Care facility

The project is proposed to be constructed on 7.13 acres at the southwest corner of East Joiner Parkway and Bella Breeze Drive. The project is proposed to have 114 assisted living units and 80 memory care units. No construction has taken place on the project.

EPICK 1 & 2

80-Unit Subdivision on 20.5 Acres

Application for a Tentative Subdivision map. The project site is located south of 9th Street, north of Auburn Ravine, and west of Liberty Lane within the Village 1 Specific Plan.

MEADOWLANDS

Planned Development on 59 Acres

Application for a General Plan Amendment, Rezoning, a Large Lot Tentative Map and Vesting Tentative Subdivision Map, General Development Plan Amendment, and Specific Development Plan/Permit Amendment; Previous approvals include Certification of EIR. The project consists of 187 single family lots, 5.47 acre multi-family lot, 6.60 acre park/detention lot, and a 4.5 acre open space lot. The project site is located on the North West corner of 9th Street and East Avenue.

MAGNOLIA VILLAGE

The Magnolia Village project is located in the western part of the City along Joiner Parkway, in the development plan area known as Laehr Estates. The project is approved for the development of 32 condominiums on 2.4 acres at the northeast corner of Joiner Parkway and Third Street on property zoned Residential Development – 18 units to the acre.

INDEPENDENCE

Master-Planned Community on 194 Acres

Application for a General Plan Amendment, Rezone, Tentative Vesting Subdivision Maps, Specific Development Plan/Permit and a General Development Plan. The project site is located on the former location of the City of Lincoln wastewater treatment facility. The treatment facility has since been deactivated. The project proposes to include the construction of 575 single-family residential lots, 45.6 acres of open space and preservation areas, 13.6 acres of active parks & community center, and a 2.7 acre mixed-use area, 3 acres of public facilities for a sewer lift station. The remainder 35 acre parcel will have not changes or development activity.

LAKSIDE 6 – PHASE 7 & 8

Rezone and 89-Unit Residential Subdivision on 11 Acres

Application for a rezone from High Density Residential/RD-15 to Medium Density Residential/RD-8.5 and a Tentative Subdivision Map. The proposed development is within the Lincoln Air Center Planned Development area. The parcel is located to the north of Lincoln Airpark Drive and west of existing development and Rickenbacker Lane. (Owner: Buzz Oates Enterprises II, Applicant: Mourier Investments LLC)

ANNEXATIONS

VILLAGE 7

Approximately 515.9 acres of land

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Large Lot Vesting Tentative Subdivision Map, Specific Plan, Pre-zoning to Planned Development District. The property is located south and east of Moore Road immediately west of the Aitken Ranch and Lincoln Crossing Specific Plan areas.

VILLAGE 1

Approximately 1,832 acres of land

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Specific Plan. The property is located east of the Auburn Ravine and includes land on both the north and south side of State Highway 193. The following properties have received approvals for a tentative subdivision map:

- Epick Three – Tentative Subdivision Map for 54.9 acres and a Parcel Map for a 68.7 acre parcel located north of McBean Park Drive/SR 193, and west of Turkey Creek Golf Course.
- La Bella Rosa - Tentative Subdivision Maps for a 56.3 acre property located north of McBean Park Drive/SR 193, west of Turkey Creek Golf Course, and south of Auburn Ravine.
- Walkup Ranch - Tentative Subdivision Maps for a 145 acre property located north of McBean Park Drive/SR 193, west of Turkey Creek Golf Course, and south of Leavell Lane.
- Turkey Creek Estates - Tentative Subdivision Maps for 248 acres of land located north of McBean Park Drive/SR 193 and east of Turkey Creek Golf Course.

****PROJECTS GOING THROUGH ENTITLEMENT REVIEW –**
NOT CURRENTLY APPROVED**

LINCOLN MEADOWS

148-Unit Planned Development on 40 Acres

Application for Annexation, Pre-zoning, General Plan Amendment, General Development Plan, Specific Development Plan/Permit and Tentative Subdivision Map. Project site is located on the north side of Virginia Town Road, west of Hungry Hollow Road.

HIDDEN HILLS

220-Unit Planned Development on 78 Acres

Application for a Small Lot and a Large Lot Tentative Subdivision Map, and a Development Permit. The project site is within the Village 1 Specific Plan and is located at 560 Oak Tree Lane, south of Oak Tree Lane.

VILLAGE 5/ SPECIAL USE DISTRICT 5

Master Planned Community, 8,100 Residential Units within 4,787 Acres

The planned development project is located in the western area of Placer County, immediately west of the City of Lincoln. The plan area is comprised of 141 parcels and many different landowners. The applicant, Richland Developers, Inc., owns and/or controls approximately 1,541 acres (approx. 32% of the total) within the Plan Area boundaries. The Plan Area for Village 5 has multiple land ownerships, which will likely result in portions of the Plan Area to develop separately and under different timelines, anticipated to be over a 15 to 25 year period. Village 5 requires approval of a Specific Plan and Annexation.

SPECIAL USE DISTRICT B – NE QUADRANT

Master Planned Community

The SUD B – NE Quadrant consists of 186.2 acres located immediately west of the City of Lincoln, within Placer County. The 186.2-acre project consists of residential and commercial development. Planned residential development is approximately 428 single-family units and 800,000 square feet of commercial area. The planned area will require approval of a General Plan Amendment, Specific Plan and Annexation.

CROCKER KNOLL SUBDIVISION MAP

100 Single-Family Residential Subdivision on 26 Acres

Application for a Tentative Subdivision Map and General Development Plan Amendment. The project is located on the southerly terminus of Oak Tree Lane, in the Twelve Bridges Specific Plan Area 'C'. The project site is bordered on the north by St. Joseph's Church; on the east by the City limit line, the Placer County Corporation Yard, and Placer County; on the south by Open Space (within the Sun City development area); and, on the west by existing single family residential (Village 41B, Sun City development area). The property is undeveloped, but at one point in the past housed the Del Webb contractor's yard. There are no existing improvements on the property.

JOINER RANCH

Rezone and 194-Unit Residential Subdivision

There are two applications for the Joiner Ranch:

Joiner Ranch West is comprised of a General Plan Amendment from BP - Business Professional and CC - Community Commercial to MDR - Medium Density Residential, and a Rezone from BP - Business Professional and C - Commercial to PD-MDR - Planned Development-Medium Density Residential. No mapping is proposed at this time.

Joiner Ranch East is comprised of a General Plan Amendment from CC - Community Commercial and MDR - Medium Density Residential to MDR - Medium Density Residential, and a Rezone from G-C - General Commercial and RD-8 - Residential Development with up to 8 units to the acre to PD - MDR - Planned Development - Medium Density Residential. The application includes Tentative Subdivision Map to create 194 medium density lots with a minimum size of 2,940 square feet. The project is located at the intersection of Nicolaus Road and Joiner Parkway - on the east and west sides of Joiner Parkway

ST. JOSEPHS CHURCH

Application for a Specific Development Plan/Development Permit for the construction of a 17,775 square foot 'Family Center' to include a gym, meeting rooms, kitchen, and storage.

FULLERTON RANCH

Application for a re-zone from RE (Residential Estates) to PD-LDR (Planned Development-Low Density Residential), a Vesting Tentative Subdivision Map to subdivide 19.98 acres into 82 single-family lots, and a General Development Plan, and a for a vacant site located south of Nicolaus Road between the Glenmoor subdivision (to the west), and Brookview Unit 5 subdivision (to the east). A Mitigated Negative Declaration will be processed in compliance with the California Environmental Quality Act (CEQA).

CRESLEIGH GROVE MODELS

Applicant is seeking a Tentative Subdivision Map to develop four model home lots south of Virginiatown Road near the Lincoln Highlands Subdivision. The site will serve as a model complex for a future Cresleigh Homes subdivision located north of the project site. The application is located within the Village 1 Specific Plan and project entitlements include approval of the Tentative Subdivision Map and Development Agreement.

LINCOLN CROSSING EXPANSION

The applicant is seeking to modify previously approved Conditional Use Permit, Design Review and Specific Development Plan/Permit to allow for the expansion of the existing Club Lincoln private HOA clubhouse and recreational center. The existing development consists of a 12,486 square foot clubhouse, an outdoor pool, and a 1280 square foot cabana. The application is currently working on budget issues and a redesign of the expansion to address access and fire department (safety) concerns.

DEER CROSSING

The applicant is seeking a Conditional Use Permit and Specific Development Plan/Permit (Design Review) approval to development a currently vacant 3.6 acres parcel with a multiple tenant commercial development consisting of a 3,900 square-foot six-pump gasoline service station with a 3,400 square-foot pump island canopy and a 1,056 square-foot carwash, a speculative 2,870 square-foot commercial building with a drive-through, and two speculative multiple-tenant retail buildings totaling 14,803 square-feet. The project is on hold per the applicant pending resolution of access issues related to the future Village 1 Oak Tree Lane/Hwy 193 improvements.